



34, Heather Lea Avenue, Sheffield, S17 3DL

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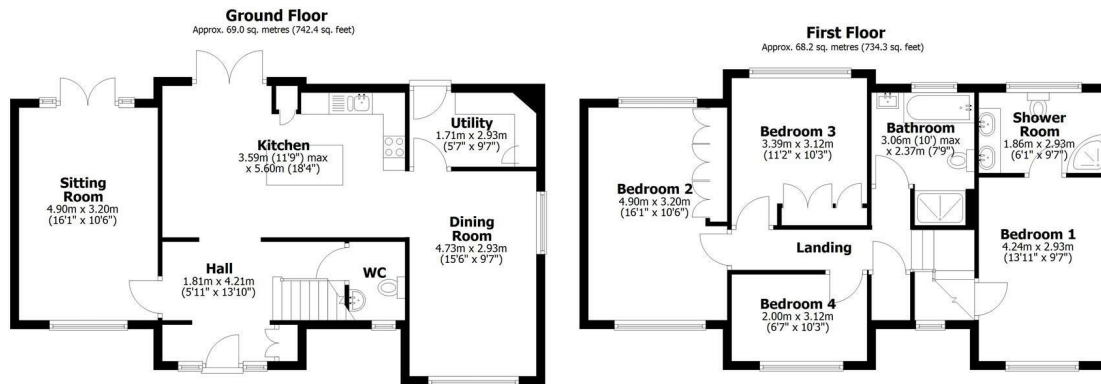
## Description

A lovely detached property that will appeal to a broad range of buyer. People are naturally drawn to Dore Village because it is such a great place to live and raise a family. With outstanding schooling and a strong sense of community, the village plays host to an annual gala on the nearby 'Rec' along with other events on the village green and there are a number of busy pubs, restaurants and cafes that combine to make the area a popular destination for a night out and provide a great social scene. The beautiful surrounding countryside is always on hand and can literally be explored from your own doorstep and within thirty minutes you can find yourself on the top of Blacka Moor enjoying panoramic views back towards the centre of town. The village is also very well connected by transport links, commuters can utilise regular bus services into town and the train station also provides speedy links into the city centre or into the centre of Manchester via stops in the pretty villages of The Hope Valley. Sporting facilities also abound in the S17 postcode, there are two challenging golf courses and a driving range to hone your swing in Bradway and rugby, tennis, squash and hockey facilities can be found at Abbeydale Sports Club. The Sunday Times recently highlighted Dore and Totley as being two of the best places to live in the country so this, and Sheffield United's recent acquisition of the HSBC sports club will also be bound to make a positive impact on the desirability of the area and continue the upward trend of house prices making it a prudent place to invest.

- Four bedrooms providing flexibility in the way they can be used.
- Two luxurious bathrooms, including one ensuite, with contemporary fixtures and fittings.
- Spacious sitting room with a wood burning stove and French windows to the rear garden.
- Dining kitchen with elegant granite work surfaces that extend to a feature island.
- Dining room/versatile second reception room situated just off the kitchen.
- Wide and welcoming reception hall with Oak flooring.
- Ground floor W.C and a separate utility room with direct access to the garden.
- Gated, block paved driveway that provides parking for two to three cars and easily maintained and managed gardens to the side and rear including areas of lawn and terraces.
- ELR Premium sale - buyers fees of £595 including VAT will apply.
- EPC rating C69, Council Tax Band F, Freehold, UPVC double glazing, cavity wall insulated and gas central heating.



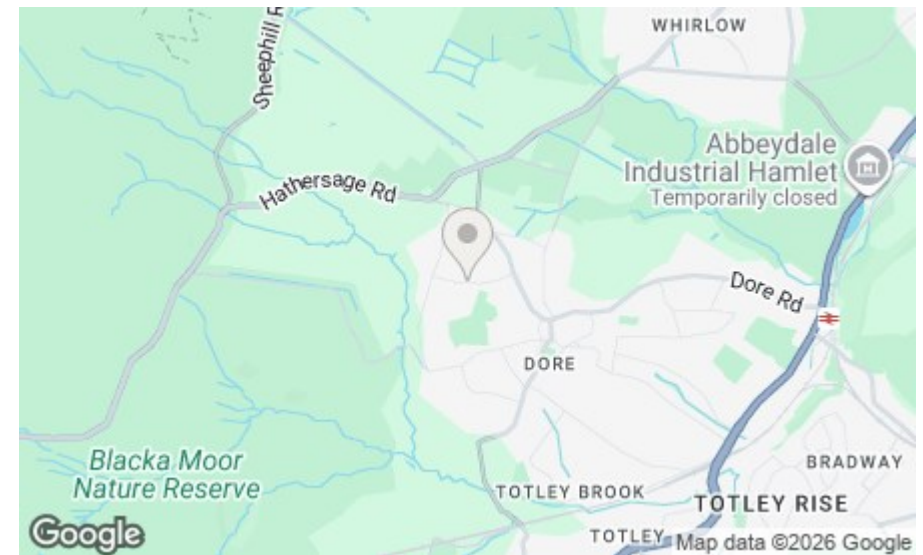




Total area: approx. 137.2 sq. metres (1476.6 sq. feet)

All measurements are approximate  
 Yorkshire EPC & Floor Plans Ltd  
 Plan produced using PlanIt

**34, Heather Lea Avenue**



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